£435,000

Gunwharf Quays, Portsmouth PO1 3TQ



HIGHLIGHTS

- TWO BEDROOM
- SECOND FLOOR APARTMENT
- ALLOCATED PARKING
- RE-FITTED BATHROOMS
- DUAL BALCONIES
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING VIEWS
- REQUESTED GUNWHARF LOCATION
- SHORT WALK TO TRANSPORT LINKS
- CALL TO VIEW

This stunning second-floor apartment offers a perfect blend of modern living and convenience. The property features a spacious reception room ideal for both relaxation and entertaining and boasts a large balcony with views across the gardens. The large living room seamlessly connects to an open-plan kitchen diner, which has been tastefully updated in recent years.

This apartment boasts two well-appointed double bedrooms, with the master bedroom benefiting from an ensuite bathroom and its own private balcony, providing a retreat to enjoy morning coffee or evening sunsets. The second bedroom is equally generous in size, ensuring comfort for family or guests. The family bathroom is well positioned and has been renewed in recent years. Additionally, the flat comes with two allocated underground parking spaces.

The location is truly fantastic, with an array of restaurants, bars, and excellent transport links right on your doorstep. Whether you are looking to enjoy a leisurely stroll along the waterfront or indulge in the vibrant local culture, this apartment offers the perfect base.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk











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PROPERTY INFORMATION

Anti-Money Laundering (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

Council Tax Band E

Leasehold Information
Lease Length: 172 years Ground Rent: £250pa Service Charge: £3250pa
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Offer Check Procedure -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Property Tenure
Leasehold

Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Living Room
20'4" x 12'3" (6.22 x 3.74)

Balcony
13'1"x 7'5" (3.99x 2.28)

Kitchen/ Dining Room
19'10" x 10'1" (6.05 x 3.08)

Bedroom One
13'10" x 12'1" (4.22 x 3.70)

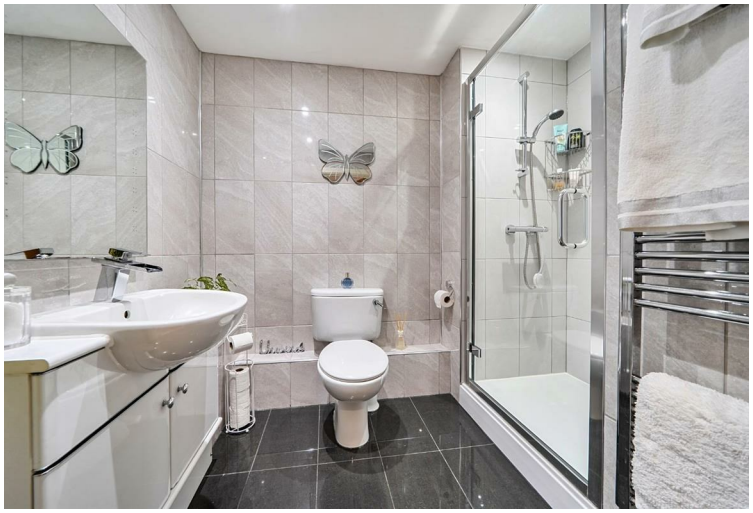
Balcony
9'10" x 4'4" (3.01 x 1.33)

En Suite
7'11" x 6'2" (2.42 x 1.90)

Bedroom Two
13'7" x 10'9" (4.15 x 3.29)

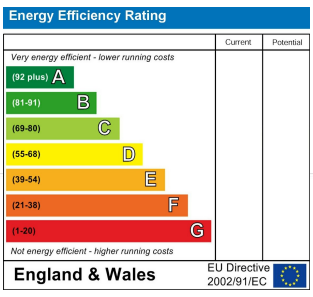
Shower Room
8'2" x 4'5" (2.49 x 1.35)









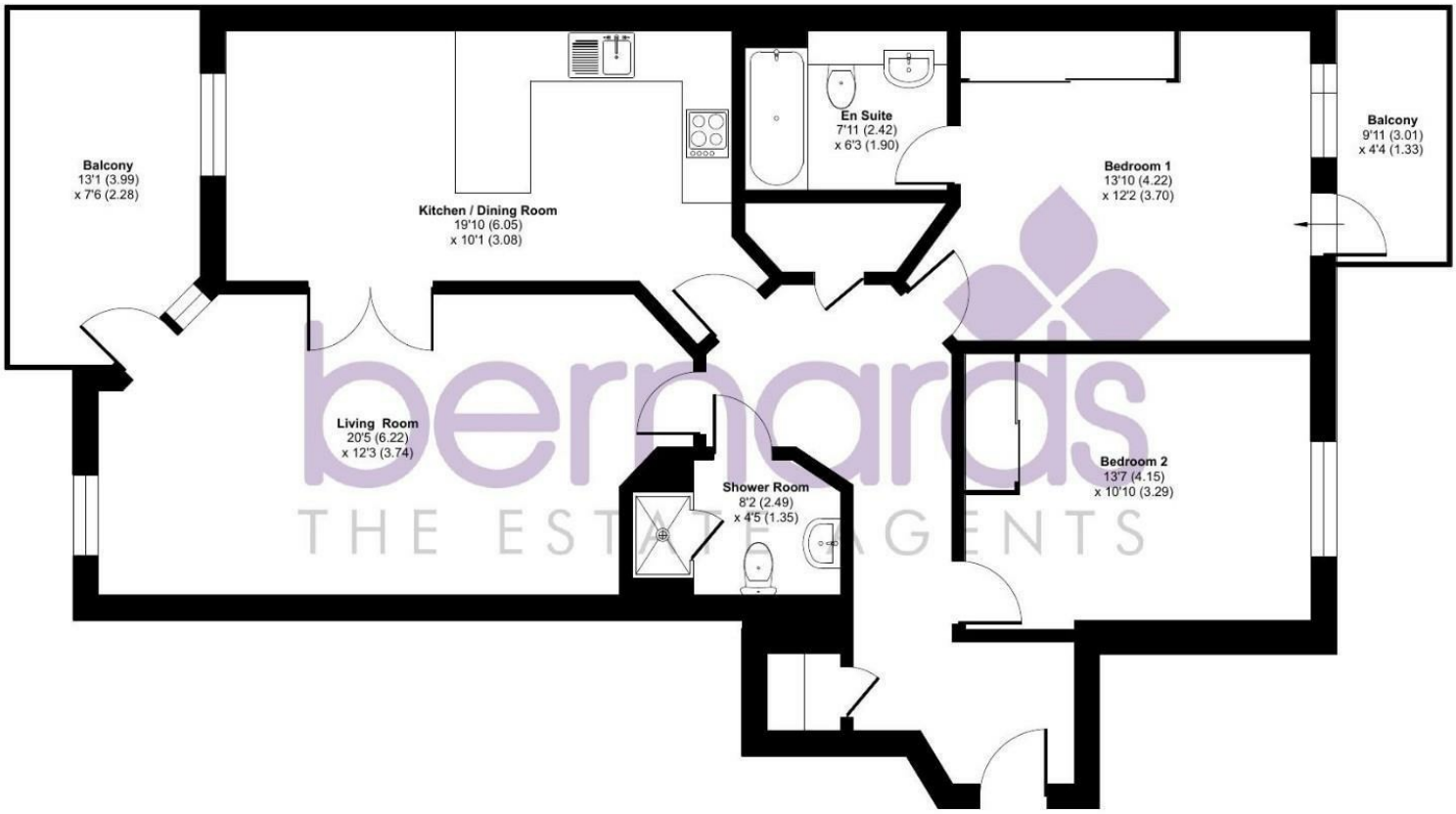


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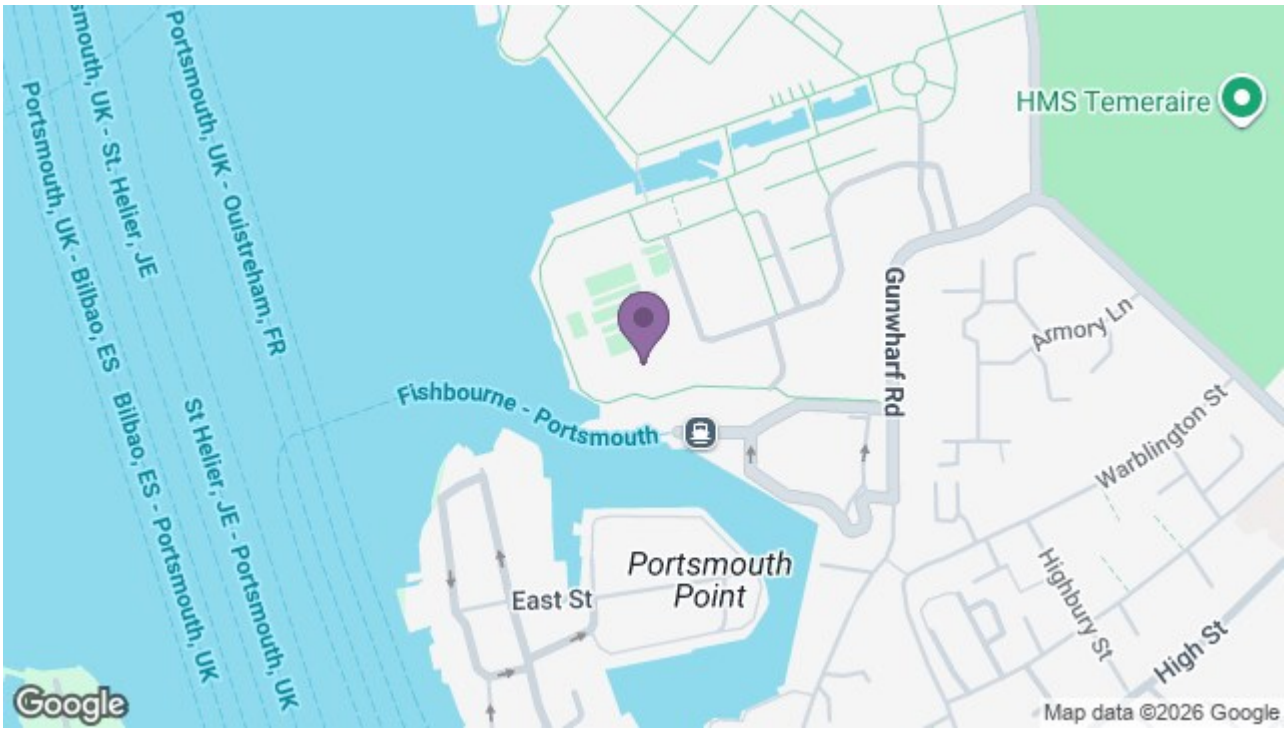
Arethusa House, Gunwharf Quays, Portsmouth, PO1

Approximate Area = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1536219



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